

CORRECTIVE
WARRANTY DEEDStatutory Short Form
008952

13-110

I, **Jeannette A. Gurney** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Dolores G. Roy**, of 670 West River Road, Waterville, Maine 04901, with Warranty Covenants, the land described as follows:

A certain lot or parcel of land situated on the apparent southeasterly sideline of the West River Road in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin on the apparent southeasterly sideline of the West River Road at the westerly corner of land now or formerly of Olive Costley as recorded in the Kennebec County Registry of Deeds in Book 1962 Page 17.

Thence by the following courses and distances:

- 1) S 61° 45' E along land of said Costley a distance of one hundred eighty-two (182) feet, more or less, to a 5/8 inch steel pin capped "RLS 1248" at the northerly corner of land now or formerly of Donald and Catherine Gurney as recorded in said Registry in Book 2756 Page 348.
- 2) S 50° 48' W along land of said Donald and Catherine Gurney a distance of Fourteen and 7/10ths (14.7) feet to a 3/4 inch steel pin capped "PLS 813".
- 3) Thence southerly along land of said Donald and Catherine Gurney and along a non-tangential curve to the right with a radius of twenty-five and 1/10th (25.1) feet an arc distance of eighteen and 7/10ths (18.7) feet to a steel pin at the point of tangency. The radius point of said curve being the easterly corner of the drip edge of Jeannette Gurney's garage.
- 4) S 47° 39' W along land of said Donald and Catherine Gurney a distance of twenty-nine and 2/10ths (29.2) feet to a steel pin.
- 5) Thence westerly along land of said Donald and Catherine Gurney and along a tangential curve to the right with a radius of twenty-five and 1/10th (25.1) feet an arc distance of twenty-three and 7/10ths (23.7) feet to a steel pin. The radius point of said curve being the southerly corner of the drip edge of Jeannette Gurney's garage.
- 6) S 50° 48' W along land of said Donald and Catherine Gurney a distance of one hundred twelve and 7/10ths (112.7) feet to a 3/4 inch steel pin capped "PLS 813" and land now or formerly of Donald Gurney Inc. as recorded in said Registry in Book 1228 Page 218.
- 7) S 61° 47' E along land of said Donald Gurney Inc. and land now or formerly of Arthur and Dolores Roy as conveyed from Marie Gurney a distance of fifty and 8/10ths (50.8) feet to a 3/4 inch steel pin and land of Arthur and Dolores Roy as recorded in said Registry in Book 2756 Page 349 (see Book 3827 Page 52).
- 8) N 41° 49' W along land of said Roy a distance of one hundred thirty and 5/10ths (130.5) feet to a 5/8 inch steel pin and the apparent southeasterly sideline of the West River Road.

M. O. B. S. O.

9) N 54° 19' E along the apparent southeasterly sideline of the West River Road a distance of one hundred fifty (150) feet, more or less, to the point of beginning.

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The above described parcel of land containing 31,000 square feet, more or less, or 0.71 acres being all the remaining land of Jeannette Gurney as acquired from Donald Gurney as recorded in said Registry in Book 1132 Page 324, from Arthur and Dolores Roy as recorded in said Registry in Book 3827 Page 52 and from Donald and Catherine Gurney as recorded in said Registry in Book 4818 Page 121 is subject to a twenty (20) foot wide easement along the northeasterly sideline of the above described parcel as recorded in said Registry in Book 1809 Page 293, and a pole line easement as recorded in said Registry in Book 1836 Page 18. The above described parcel is benefited by an easement over the land of Donald and Catherine Gurney as described in the last paragraph of the deed from Donald and Catherine Gurney as recorded in said Registry in Book 4818 Page 121.

Reference is made to boundary survey performed for Donald and Catherine Gurney by Rowe and Wendell dated November 1994 and a boundary survey for Arthur and Dolores Roy by Northeast Land Surveys Inc. dated August 1990.

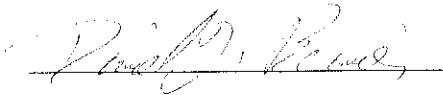
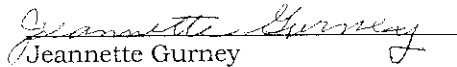
Meaning and intending to convey all of my real estate and buildings thereon.

Excepting and reserving to the Grantor, Jeannette Gurney, a life estate in the subject premises.

This deed is to correct the warranty deed from Jeannette A. Gurney to Dolores G. Roy dated August 26, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5721 Page 214 which contained an outdated property description.

WITNESS my hand and seal this 25th day of April 2000.

Signed, Sealed and Delivered
in the presence of:

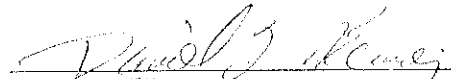
Jeannette Gurney

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: April 25, 2000

Then personally appeared the above named Jeannette Gurney and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public **DANIEL J. BERNIER**
Print **NOTARY PUBLIC, MAINE**
Name: **MY COMMISSION EXPIRES DECEMBER 8, 2000**



RECEIVED KENNEBEC SS.

2000 MAY -1 AM 9:00

ATTEST: 
REGISTER OF DEEDS